



A regular meeting of the City of Delta Planning Commission was held on Monday, May 7, 2011 at 6:30 p.m. in the City Council Chambers of City Hall at 360 Main Street, Delta, Colorado. Said meeting was posted in accordance with the Sunshine Law.

**PRESENT:** Richard Simmons, Vice-Chairman; Carl Jahn, Commissioner; Ginni Selby, Commissioner; Barry Singleton, Commissioner; Terry Osborne, Commissioner; Glen Black, Director of Community Development; Sharleen Walker, Planning Technician; Pat Dearmin, Chairman, arrived at 7:00 p.m.

**ABSENT:** Gary Burnett, Commissioner.

**GUESTS:** None

Vice-Chairman Richard Simmons opened the Planning Commission meeting at 6:32 p.m.

**CHANGES TO THE AGENDA**

There were no changes to the agenda.

**MINUTES**

A motion was made by Barry Singleton, seconded by Carl Jahn to approve the minutes of the Planning Commission held on Monday, April 2, 2012 as written. All voted yes. Motion passed.

**CITIZEN COMMENTS**

There were no citizen comments.

**REVIEW OF DELTA MUNICIPAL CODE SECTION 15.04.090.1 SUPPLEMENTAL SITE DEVELOPMENT STANDARDS FOR HIGHWAY CORRIDORS (ARCHITECTURAL STANDARDS)**

**15.04.090.A.1. Discussion:** Glen Black, Director of Community Development, reviewed the current code with the Planning Commission. Additionally, Mr. Black reviewed different buildings that have been constructed according to the current architectural standards; some were constructed above and beyond current architectural standards. Mr. Black also reviewed some buildings that had been built before the architectural standards were in place that are not up to current standards, but are architecturally appealing. Mr. Black stated that most of the architectural standards variance requests have been to request relaxed standards for the back of the buildings, where there is not a street behind the building. Other requests for variances have been for warehouse type buildings that are attached to offices, where the office was built to the architectural standards. Additional requests have been for different colored metal, which is currently not allowed. Mr. Black informed the Planning Commission that cost is usually the issue for the owner or developer of the property when the owner requests a variance.



The Planning Commission discussed the current regulations and possible changes to the regulations. The Planning Commission compared the different buildings that were completed to the current standards and those that were completed before the current regulations were in place. Additionally, the Planning Commission discussed the impact of the current regulations on potential businesses developing within the City of Delta and the impact on the environment. The Planning Commission also discussed the variance procedure and determined a variance request should not be the norm, but the exception.

A motion was made by Richard Simmons, seconded by Barry Singleton to amend the Delta Municipal Code section 15.04.090.A.1.b to the following:

1. Building facades which are substantially constructed of smooth-face concrete, smooth-face concrete block, or metal siding, or similar monolithic building materials shall be designed to include either a) two (2) foot eaves and a different colored pitched roof with a height between the top of the roof and the eave of at least equal to the distance from the eave to the ground, or a 8:12 pitch; or b) ~~other~~ **contrasting** surface materials on a minimum of 24% of area of the front, and on 20% on each side and rear **where visible from any street or proposed street**. Such materials may include, but are not limited to, contrasting materials such as glass, brick, stucco, wood, ~~or~~ stone, **different colored metal or different colored paint**. In either case, other architectural elements must also be included in the design which include but are not limited to architectural projections such as dormers, roof overhangs, protective canopies, and creatively shaped window openings. Metal skinned buildings are not allowed within the B-1 Zoning District.

All voted yes. Motion passed.

**15.04.090.A.2 Discussion:** The consensus of the Planning Commission was to leave this section as it is, regarding the screening of mechanical equipment.

**15.04.090.A.3 Discussion:** Chairman Dearmin requested that the Planning Commission consider adding recycling areas behind businesses to be screened or painted. The Planning Commission wanted to take time to do a little more research on this request and would look at areas in the City that are a concern such as Safeway, Wal Mart, McDonalds and City Market. Additionally, the Planning Commission will look at a good example for screening such as the Hospital.

A motion was made by Richard Simmons, seconded by Carl Jahn to table the discussion regarding screening of recyclable materials until another meeting with more items on the agenda. All voted yes. Motion passed.

### **COMMISSIONER COMMENTS**

Pat Dearmin thanked the Commission for vote of confidence as chairman of the Planning Commission.



**STAFF COMMENTS**

Mr. Black informed the Planning Commission that City Council has adopted all of the Planning Commission recommendations with no changes. The Planning Commission requested information regarding the resignation of City Manager Joe Kerby. Mr. Black stated that the resignation of Mr. Kerby has been accepted by the City Council and that Mr. Kerby's last day with the City of Delta would be June 15, 2012 and that the Council is still in the process of selecting an interim City Manager.

**ADJOURNMENT**

A motion was made by Carl Jahn, seconded by Richard Simmons to adjourn the regular Planning Commission meeting. All voted yes. Motion passed. The meeting was adjourned at 8:02 p.m. with no further action taken.

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Sharleen R. Walker, Planning Technician